

**Discussion**  
**Single Family Housing & Second Living Areas**  
**Options for Regulating Second Dwelling Units**

**DATE:** July 15, 2020

**DISCUSSION:**

Staff had a discussion with David Glenn, from the Home Builders Association of Greater Austin, and representatives of Lennar, one of the builders who are marketing multi-generational housing. Lennar made the following comments about their product:

- a) They have a goal of making 10% of their product this type of housing, for which their registered trademark name is 'Next Gen'.
- b) The 'Next Gen' suite has a kitchenette, bedroom, bathroom, common area, and single car garage, with an inside door connecting to the main home.
- c) The suite also has a private entrance at the front of the house. This is a defining feature of the 'home within a home' concept, providing privacy.

Further discussion included the following topics:

- Disadvantages of regulating second dwelling units by limiting cooking areas/kitchens
- Builders offering multi-generational products as an option in newer neighborhoods
  - Madsen Ranch
  - Warner Ranch
  - Mayfield Ranch
- Potential for providing for multi-generational options in single family areas in new neighborhoods only, while being more restrictive in older neighborhoods such as Round Rock West